

**Property Location:**

447 Sixth St

**Commercial Property Record Card - Dover, New Hampshire****Parcel ID:** D0012-000000**Map Block No.** D-12-0-0**Class:** A**Use:**

111

**Card 1 of 1**

| <b>Current Owner</b>   |  | <b>Previous Owner History</b> |             |             | <b>Miscellaneous</b>  |                              | <b>Assessment Information</b>  |  |
|--|--|-------------------------------|-------------|-------------|---|------------------------------|--|--|
| Eldridge Elmer Jr & Beulah Trustees<br>Eldridge Elmer And Beulah Rev Trust<br>447 Sixth Street<br>Dover Nh 03820 |  | <b>Name</b>                   | <b>Deed</b> | <b>Date</b> | <b>Deed Info:</b> 3596/748-11/28/2007<br><b>Zoning:</b> R-40<br><b>Neighborhood:</b> 102<br><b>Units:</b> 5 |                              | <b>Assessed Value:</b> *<br><b>Inc:</b> 376,000 <b>Prior</b><br><b>Land:</b> 129,800 129,800<br><b>Bldg:</b> 246,200 246,200<br><b>Total:</b> 376,000 376,000<br><b>Assessed Information:</b><br><b>Value:</b> 376,000 |  |
| <b>Notes</b>   |  | <b>Entrance Information</b>   |             |             |   |                              |  |  |
| Frontage Along Production Pl<br>2 Ac Nicu  |  | <b>Date</b>                   | <b>Time</b> | <b>ID</b>   | <b>Actv</b>   | <b>Entrance Code</b>         | <b>Sourc</b>   |  |
|  |  | 12/13/2002                    | C           | RC          |   | Entry Gained                 | Owner  |  |
|  |  | 08/26/2005                    | C           | MS          |   | Est-See Note<br>Entry & Sign | Owner  |  |

| <b>Sales History</b> |             |              |             |                 |
|----------------------|-------------|--------------|-------------|-----------------|
| <b>Book/Page</b>     | <b>Date</b> | <b>Price</b> | <b>Type</b> | <b>Validity</b> |
| 3596/748             | 11/26/2007  |              | 2           | 44              |

| <b>Permit Information</b> |                 |              |                |                |
|---------------------------|-----------------|--------------|----------------|----------------|
| <b>Date</b>               | <b>Permit #</b> | <b>Price</b> | <b>Purpose</b> | <b>% Comp.</b> |
|                           |                 |              |                | 0              |
|                           |                 |              |                | 0              |

| <b>Land Information</b>            |             |              |                                    |              |
|------------------------------------|-------------|--------------|------------------------------------|--------------|
| <b>Type</b>                        | <b>Size</b> | <b>Grade</b> | <b>Influence Factor 1, 2 and %</b> | <b>Value</b> |
| Primary                            | A           | 2 0          |                                    | 82,000       |
| Residual                           | A           | 9 0          | Shape/Size                         | 46,710       |
| Undeveloped                        | A           | 5 0          | -99                                | 1,070        |
| <b>Total Acres for this Parcel</b> |             | 16           | <b>Total Land Value</b>            | 129,800      |



Inspection witness by: \_\_\_\_\_

| Exterior/Interior Information |        |        |           |                   |      |        |                |                   |        |            |          |     |          |                    |                    |                |                  |
|-------------------------------|--------|--------|-----------|-------------------|------|--------|----------------|-------------------|--------|------------|----------|-----|----------|--------------------|--------------------|----------------|------------------|
| Sec                           | Levels | Size   | Perimeter | Use               | Type | Height | Exterior Walls | Construction Type | Finish | Partitions | Heating  | A/C | Plumbing | Physical Condition | Functional Utility | %Good Override | Unadjusted RCNLD |
| 1                             | B1-B   | 1x750  | 97        | Support Area      |      | 7      | Frame          | Wood Joist        | 100    |            |          |     |          | Normal             | Normal             | 0%             | 24,260           |
| 1                             | B1-B   | 1x667  | 81        | Apartment         |      | 7      | Frame          | Wood Joist        | 100    | Normal     | Hw/Steam |     | Normal   | Fair               | Fair               | 0%             | 14,280           |
| 1                             | B1-B   | 1x880  | 120       | Multi-Use Storage |      | 7      | Frame          | Wood Joist        | 100    |            |          |     |          | Normal             | Fair               | 0%             | 11,190           |
| 1                             | 01-01  | 1x2217 | 242       | Apartment         |      | 8      | Frame          | Wood Joist        | 100    | Normal     | Hw/Steam |     | Normal   | Good               | Good               | 0%             | 97,720           |
| 1                             | 02-02  | 1x750  | 97        | Apartment         |      | 8      | Frame          | Wood Joist        | 100    | Normal     | Hw/Steam |     | Normal   | Good               | Good               | 0%             | 31,700           |
| 1                             | A1-A   | 1x750  | 97        | Support Area      |      | 7      | Frame          | Wood Joist        | 100    |            |          |     | Normal   | Normal             | Fair               | 0%             | 5,770            |
| 0                             | -      | 0x0    | 0         |                   |      | 0      |                |                   | 0      |            |          |     |          |                    |                    | 0%             | 0                |
| 0                             | -      | 0x0    | 0         |                   |      | 0      |                |                   | 0      |            |          |     |          |                    |                    | 0%             | 0                |

Building Information

Building No:

1

Year Built:

1947

No of Units:

5

Structure Type:

Res-4 Family

Grade:

B-

Identical Units:

1

Efficiencies:

0

1 Bedroom Apts:

4

2 Bedroom Apts:

0

3 Bedroom Apts:

1

Covered Park:

0

Uncovered Park:

0

Notes:

Building Summary

Total Unadjusted RCN:

294,920

Average Percent Good:

.63

Total Unadj. RCNLD:

184,920

Grade Factor:

1.17

No of Identical Units:

1

Economic Cond Factor:

1.00

RCNLD:

216,400

Income Approach Summary

Net Rentable Area:

4,514

Out Building Information

| StructureCode | +/- | Width | Lgth/ SqFt | Ident. Units | Gr | Physical Condition | Functional Utility | Year | Percent Good | RCNLD |
|---------------|-----|-------|------------|--------------|----|--------------------|--------------------|------|--------------|-------|
| Canopy Only   |     | 1     | 330        | 1            | C  | Normal             | Normal             | 1992 | 0%           | 2,360 |
|               |     | 0     | 0          | 0            |    |                    |                    | 0    | 0%           | 0     |
|               |     | 0     | 0          | 0            |    |                    |                    | 0    | 0%           | 0     |
|               |     | 0     | 0          | 0            |    |                    |                    | 0    | 0%           | 0     |
|               |     | 0     | 0          | 0            |    |                    |                    | 0    | 0%           | 0     |
|               |     | 0     | 0          | 0            |    |                    |                    | 0    | 0%           | 0     |

20

FRG

24

480

13

C

14

30

A/2SFR/B

24

720

[H]

29

1SFR/B

22

638

20

1SFR/FRG

40

800

4

G

Descriptor/Area

A:A/2SFR/B  
720 sqft

B:1SFR/B  
638 sqft

C:EPF  
182 sqft

D:FRG  
480 sqft

E:WDK  
30 sqft

F:1SFR/FRG  
800 sqft

G:WDK  
80 sqft

H:CANOPY  
20 sqft

Building Other Information

| Line                 | StructureCode          | +/- | Measure 1 | Measure 2 | IdenticalUnits |
|----------------------|------------------------|-----|-----------|-----------|----------------|
| 1                    | Porch - Encl           | 1   | 0         | 180       | 1              |
| 1                    | Porch - Open           | 1   | 0         | 110       | 1              |
| 1                    | Fireplace W/ 1 Opening | 1   | 0         | 1         | 1              |
| 1                    | Garage - Frame         | 1   | 0         | 480       | 1              |
| 0                    |                        | 0   | 0         | 0         | 0              |
| 0                    |                        | 0   | 0         | 0         | 0              |
| 0                    |                        | 0   | 0         | 0         | 0              |
| 0                    |                        | 0   | 0         | 0         | 0              |
| Total Other Features |                        |     |           |           | 21,830         |